

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

**FORM 8-K**

CURRENT REPORT

Pursuant to Section 13 or 15(d) of

The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): July 21, 2010

**Consolidated-Tomoka Land Co.**

(Exact name of registrant as specified in its charter)

**Florida**  
(State or other jurisdiction of  
incorporation)

**001-11350**  
(Commission File Number)

**59-0483700**  
(IRS Employer Identification No.)

**1530 Cornerstone Boulevard, Suite 100**  
**Daytona Beach, Florida**  
(Address of principal executive offices)

**32117**  
(Zip Code)

Registrant's telephone number, including area code: **(386) 274-2202**

**Not Applicable**  
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

## Item 2.02. Results of Operations and Financial Condition

On July 21, 2010, Consolidated-Tomoka Land Co., a Florida Corporation, issued a press release relating to the Company's earnings for 2010's second quarter and six months ended June 30, 2010. A copy of the press release is furnished as an exhibit to this report.

## Item 9.01. Financial Statements and Exhibits

The following exhibit is furnished herewith pursuant to Item 2.02 of this Report and shall not be deemed to be "filed" for any purpose, including for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section.

### (d) Exhibits

[99.1 Press Release issued July 21, 2010](#)

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CONSOLIDATED-TOMOKA LAND CO.

Date: July 21, 2010

/S/Bruce W. Teeters

Bruce W. Teeters, Senior Vice President - Finance and Treasurer  
Chief Financial Officer

## PRESS RELEASE

For Immediate Release

**Date:** July 21, 2010  
**Contact:** Bruce W. Teeters, Sr. Vice President  
**Phone:** (386) 274-2202  
**Facsimile:** (386) 274-1223

### CONSOLIDATED TOMOKA ANNOUNCES SECOND QUARTER EARNINGS

DAYTONA BEACH, FLORIDA - Consolidated-Tomoka Land Co. (NYSE Amex-CTO) today reported net income of \$126,829 or \$0.02 earnings per basic share for the quarter ended June 30, 2010, compared with net income of \$187,809 or \$0.03 earnings per basic share for the same period in 2009. Earnings before depreciation, amortization and deferred taxes (EBDDT) totaled \$0.16 per share in 2010's second quarter, compared with \$0.20 per share in the corresponding period in 2009. For the six months ended June 30, 2010, net income totaled \$204,648 or \$0.04 earnings per basic share and EBDDT totaled \$0.29 per share. The comparable numbers for the first six months of 2009 were net income of \$510,015 or \$0.09 earnings per basic share and EBDDT of \$0.35 per share.

EBDDT is being provided to reflect the impact of the Company's business strategy of investing in income properties utilizing tax deferred exchanges. This strategy generates significant amounts of depreciation and deferred taxes. The Company believes EBDDT is useful, along with net income, to understanding the Company's operating results.

William H. McMunn, president and chief executive officer, stated, "Our portfolio of income properties continues to keep the Company profitable by generating over \$4.8 million of revenues during the first six months of this year. The Company has seen no measurable improvement in the real estate sales market during the quarter. We believe the lack of lending sources to finance new projects coupled with weak consumer confidence is slowing recovery in this sector of our business. Management continues to focus on actions that will improve the value and salability of our prime commercial and residential properties."

Consolidated-Tomoka Land Co. is a Florida-based company primarily engaged in converting Company owned agricultural lands into a portfolio of net lease income properties strategically located in the Southeast, through the efficient utilization of 1031 tax-deferred exchanges. The Company has low long-term debt and currently generates over \$9 million annually before tax cash flow from its income property portfolio. The Company also engages in selective self-development of targeted income properties. The Company's adopted strategy is designed to provide the financial strength and cash flow to weather difficult real estate cycles. Visit our website at [www.ctlc.com](http://www.ctlc.com).

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## “Safe Harbor”

Certain statements contained in this press release (other than statements of historical fact) are forward-looking statements. The words “believe,” “estimate,” “expect,” “intend,” “anticipate,” “will,” “could,” “may,” “should,” “plan,” “potential,” “predict,” “forecast,” “project,” and similar expressions and variations thereof identify certain of such forward-looking statements, which speak only as of the dates on which they were made. Forward-looking statements are made based upon management’s expectations and beliefs concerning future developments and their potential effect upon the Company. There can be no assurance that future developments will be in accordance with management’s expectations or that the effect of future developments on the Company will be those anticipated by management.

The Company wishes to caution readers that the assumptions which form the basis for forward-looking statements with respect to or that may impact earnings for the quarter ended June 30, 2010, and thereafter include many factors that are beyond the Company’s ability to control or estimate precisely. These risks and uncertainties include, but are not limited to, the strength of the real estate market in the City of Daytona Beach in Volusia County, Florida; the impact of a prolonged recession or further downturn in economic conditions; our ability to successfully execute acquisition or development strategies; any loss of key management personnel; changes in local, regional and national economic conditions affecting the real estate development business and income properties; the impact of environmental and land use regulations; the impact of competitive real estate activity; variability in quarterly results due to the unpredictable timing of land sales; the loss of any major income property tenants; and the availability of capital. Additional information concerning these and other factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the Company’s Securities and Exchange Commission filings, including, but not limited to, the Company’s Annual Report on Form 10-K. Copies of each filing may be obtained from the Company or the SEC.

While the Company periodically reassesses material trends and uncertainties affecting its results of operations and financial condition, the Company does not intend to review or revise any particular forward-looking statement referenced herein in light of future events.

Disclosures in this press release regarding the Company’s first quarter financial results are preliminary and are subject to change in connection with the Company’s preparation and filing of its Form 10-Q for the quarter ended June 30, 2010. The financial information in this release reflects the Company’s preliminary results subject to completion of the quarterly review process. The final results for the quarter may differ from the preliminary results discussed above due to factors that include, but are not limited to, risks associated with final review of the results and preparation of financial statements.

This release refers to certain non-GAAP financial measures. As required by the SEC, the Company has provided a reconciliation of these measures to the most directly comparable GAAP measures with this release. Non-GAAP measures as the Company has calculated them may not be comparable to similarly titled measures reported by other companies.

## EARNINGS NEWS RELEASE

	QUARTER ENDED	
	JUNE 30, 2010	JUNE 30, 2009
REVENUES	\$ 3,807,061	\$ 5,263,530
NET INCOME	\$ 126,829	\$ 187,809
BASIC & DILUTED EARNINGS PER SHARE:		
NET INCOME	\$ 0.02	\$ 0.03
	SIX MONTHS ENDED	
	JUNE 30, 2010	JUNE 30, 2009
REVENUES	\$ 7,512,940	\$ 9,109,457
NET INCOME	\$ 204,648	\$ 510,015
BASIC & DILUTED EARNINGS PER SHARE:		
NET INCOME	\$ 0.04	\$ 0.09

RECONCILIATION OF NET INCOME TO EARNINGS BEFORE  
DEPRECIATION, AMORTIZATION AND DEFERRED TAXES (EBDDT)

	QUARTER ENDED	
	JUNE 30, 2010	JUNE 30, 2009
NET INCOME	\$ 126,829	\$ 187,809
ADD BACK:		
DEPRECIATION & AMORTIZATION	686,897	685,270
DEFERRED TAXES	84,020	260,631
EARNINGS BEFORE DEPRECIATION, AMORTIZATION AND DEFERRED TAXES	<u>\$ 897,746</u>	<u>\$ 1,133,710</u>
BASIC WEIGHTED AVERAGE SHARES OUTSTANDING	<u>5,723,872</u>	<u>5,723,268</u>
BASIC EBDDT PER SHARE	<u>\$ 0.16</u>	<u>\$ 0.20</u>
	SIX MONTHS ENDED	
	JUNE 30, 2010	JUNE 30, 2009
NET INCOME	\$ 204,648	\$ 510,015
ADD BACK:		
DEPRECIATION & AMORTIZATION	1,379,800	1,368,157
DEFERRED TAXES	82,842	113,863
EARNINGS BEFORE DEPRECIATION, AMORTIZATION AND DEFERRED TAXES	<u>\$ 1,667,290</u>	<u>\$ 1,992,035</u>
BASIC WEIGHTED AVERAGE SHARES OUTSTANDING	<u>5,723,607</u>	<u>5,724,879</u>
BASIC EBDDT PER SHARE	<u>\$ 0.29</u>	<u>\$ 0.35</u>

EBDDT - EARNINGS BEFORE DEPRECIATION, AMORTIZATION, AND DEFERRED TAXES. EBDDT IS NOT A MEASURE OF OPERATING RESULTS OR CASH FLOWS FROM OPERATING ACTIVITIES AS DEFINED BY U.S. GENERALLY ACCEPTED ACCOUNTING PRINCIPLES. FURTHER, EBDDT IS NOT NECESSARILY INDICATIVE OF CASH AVAILABILITY TO FUND CASH NEEDS AND SHOULD NOT BE CONSIDERED AS AN ALTERNATIVE TO CASH FLOW AS A MEASURE OF LIQUIDITY. THE COMPANY BELIEVES, HOWEVER, THAT EBDDT PROVIDES RELEVANT INFORMATION ABOUT OPERATIONS AND IS USEFUL, ALONG WITH NET INCOME, FOR AN UNDERSTANDING OF THE COMPANY'S OPERATING RESULTS.

EBDDT IS CALCULATED BY ADDING DEPRECIATION, AMORTIZATION, AND THE CHANGE IN DEFERRED INCOME TAXES TO NET INCOME AS THEY REPRESENT NON-CASH CHARGES.

CONSOLIDATED BALANCE SHEETS

	(UNAUDITED)	
	JUNE 30, 2010	DECEMBER 31, 2009
<b>ASSETS</b>	<b>\$</b>	<b>\$</b>
Cash	116,175	266,669
Investment Securities	5,030,410	4,966,864
Land and Development Costs	24,182,700	26,700,494
Intangible Assets	4,378,064	4,588,649
Other Assets	8,640,057	6,067,023
	<u>\$ 42,347,406</u>	<u>\$ 42,589,699</u>
<b>Property, Plant and Equipment:</b>		
Land, Timber and Subsurface Interests	14,517,130	13,960,019
Golf Buildings, Improvements and Equipment	11,859,667	11,798,679
Income Properties Land, Buildings and Improvements	119,844,094	119,800,091
Other Building, Equipment and Land Improvements	3,262,345	3,262,345
Total Property, Plant and Equipment	149,483,236	148,821,134
Less, Accumulated Depreciation and Amortization	(16,004,916)	(14,835,701)
Net - Property, Plant and Equipment	<u>133,478,320</u>	<u>133,985,433</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 175,825,726</b></u>	<u><b>\$ 176,575,132</b></u>
<b>LIABILITIES</b>		
Accounts Payable	512,719	864,186
Accrued Liabilities	7,478,871	7,385,250
Accrued Stock Based Compensation	795,850	1,428,641
Pension Liability	1,418,138	1,377,719
Deferred Income Taxes	34,358,210	34,275,368
Notes Payable	13,087,562	13,210,389
<b>TOTAL LIABILITIES</b>	<u><b>\$ 57,651,350</b></u>	<u><b>\$ 58,541,553</b></u>
<b>SHAREHOLDERS' EQUITY</b>		
Common Stock	5,723,980	5,723,268
Additional Paid in Capital	5,155,438	5,131,246
Retained Earnings	108,729,402	108,639,227
Accumulated Other Comprehensive Loss	(1,434,444)	(1,460,162)
<b>TOTAL SHAREHOLDERS' EQUITY</b>	<u><b>\$ 118,174,376</b></u>	<u><b>\$ 118,033,579</b></u>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<u><b>\$ 175,825,726</b></u>	<u><b>\$ 176,575,132</b></u>

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